

### REPORT TO THE HEARING OFFICER

DATE ISSUED: July 7, 2022

HEARING DATE: July 19, 2022 AGENDA ITEM: 11

PROJECT NUMBER: 2018-001569-(1)

PERMIT NUMBER(S): Substantial Conformance Review RPPL2018002270

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 318-320 S. Atlantic Boulevard, East Los Angeles

OWNER: Armag Land Management LLC

APPLICANT: LEEDCO Engineers, LLC

CASE PLANNER: Michele Bush, Principal Regional Planner

mbush@planning.lacounty.gov

### RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2018-001569-(1), Substantial Conformance Review ("SCR") Number RPPL2018002270, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE SUBSTANTIAL CONFORMANCE REVIEW NUMBER RPPL2018002270 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

### **PROJECT DESCRIPTION**

### A. Entitlement(s) Requested

 SCR to authorize the construction and operation of an automatic car wash at an existing gas station (76 Gas Station) within the Transit Oriented District ("TOD") Transect Zone of the East Los Angeles Third Street Form-Based Code Specific Plan ("Third Street Plan") pursuant to County Code Section 22.410.110 (Transect Zone Standards).

### **B.** Project

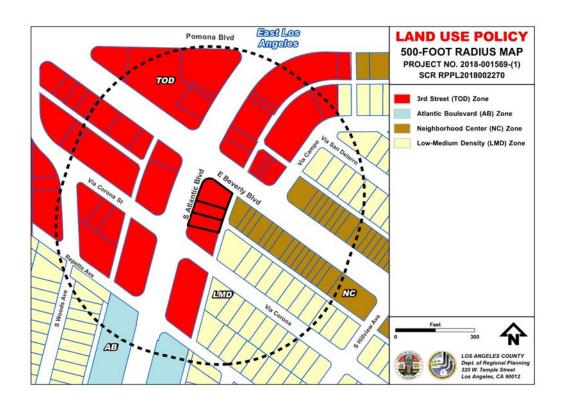
The Project is a request to construct and operate a 960 square-foot automatic car wash associated with an existing gas station. The proposed car wash consists of two pay stations, the car wash tunnel and four parking stalls with vacuum stations. The car wash will be constructed on a currently vacant lot located directly to the south of the existing gas station. Cars will enter the car wash tunnel via a driveway along the eastern property boundary. Upon existing the car wash tunnel customers have a choice to exit the property along Atlantic Boulevard to the west or remain on site to use the vacuum station area and exit at the alleyway along the eastern property boundary. A six-foot-high, noise insulating cinder block concrete masonry unit ("CMU") wall will be constructed at the eastern property boundary, along the entrance to the car wash tunnel. The approximate duration of wash time is between three and three and a half minutes per vehicle. The operation of the car wash will be limited from 7:00 a.m. to 8:00 p.m., daily in compliance with County Code Section 12.08.450 (Noise Ordinance).

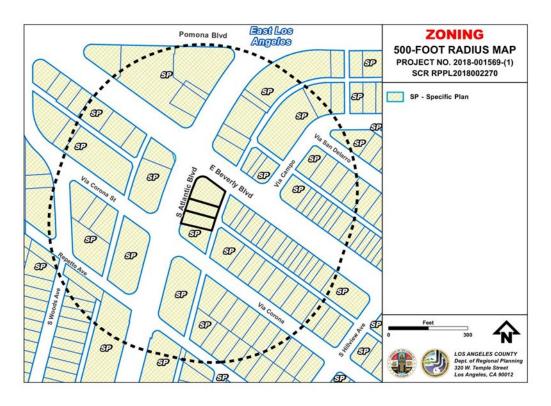
### **SUBJECT PROPERTY AND SURROUNDINGS**

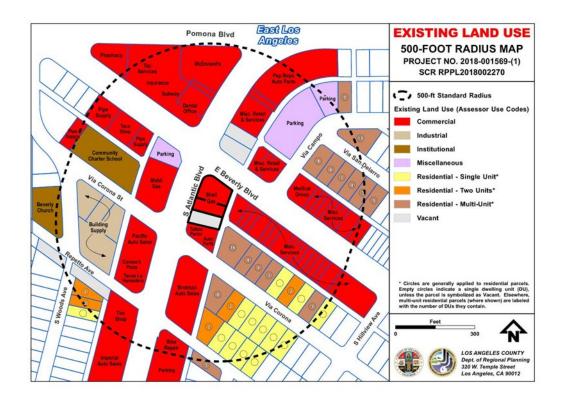
The following chart provides property data within a 500-foot radius:

LOCATION	EAST LOS ANGELES THIRD STREET FORM-BASED CODE SPECIFIC PLAN TRANSECT ZONE *	ZONING	EXISTING USES
SUBJECT PROPERTY	TOD	Specific Plan (SP)	Gas Station
NORTH	TOD	SP	Auto, Service, and Commercial
EAST	Neighborhood Center (NC) and Low- Medium Density Residential (LMD)	SP	Office, Commercial, Single- and Multi- Family Residences
SOUTH	TOD and Atlantic Boulevard (AB)	SP	Commercial
WEST	TOD	SP	Gas Station, Parking, School, Church and Commercial

<sup>\*</sup> All properties are located within the Specific Plan Land Use Category







### **PROPERTY HISTORY**

### A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
ZCO 1494_1	Zone 7 (Unrestricted)	09/12/1927
ZCO 2023	C-3 (Unlimited Commercial)	12/14/1931
ZCO 20140048z	SP	11/12/2014

### **B.** Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
RZCR200601046	New canopy for gas station	10/16/2006
RBUS200700166	Business license for food establishment, filling station and auto repair	03/15/2007
RPP200701314	Convenience store	12/26/2007
RPP201200009	Retail area addition	12/11/2013

No Regional Planning approval is associated with the gas station on the Project Site. However, the gas station was approved by building permits issued in 1968.

#### C. Violations

There are no violations associated with the subject property.

### **ANALYSIS**

### A. Land Use Compatibility

The proposed car wash will be accessory to the existing gas station, which has existed on the Project Site for more than 50 years. The car wash will be constructed on a vacant lot directly to the south. The car wash has been designed to meet all requirements of the Third Street Plan. The car wash will be a continuation of the commercial and auto-related uses along Atlantic and Beverly Boulevards. The proposed car wash will not disrupt the existing interface between commercial and residential uses. The installation of the wall at the eastern property boundary, along the alley adjacent to residential properties, will mitigate noise impacts to the residential uses. Additionally, the hours of operation specified in the conditions of approval will further mitigate noise impacts to residential uses.

### B. Neighborhood Impact (Need/Convenience Assessment)

Constructing the car wash will improve the currently vacant lot by providing infill development, intended to serve patrons of the gas station and surrounding community. The proposed car wash is a use typically associated with a gas station. The Project includes the installation of a six-foot-high CMU wall at the eastern property boundary, along the entrance to the car wash tunnel, to mitigate noise impacts to residential properties to the east of the Project Site. In compliance with County Code Section 12.08.450 (Noise Ordinance), the hours of operation will be limited to 7:00 a.m. to 8:00 p.m., Monday through Friday and 8:00 a.m. to 8:00 p.m., Saturday and Sunday.

### C. Design Compatibility

The proposed car wash has been designed to meet all requirements of the Los Angeles County Code. Cars enter the car wash via a driveway along the eastern property boundary. Then the customers proceed to the entrance of the car wash tunnel where they are guided by an attendant into the tunnel. Customers remain inside their vehicles as the car moves through the car wash tunnel by means of a conveyor along the tunnel. Upon exiting the car wash tunnel customers have a choice to exit the property along Atlantic Boulevard to the west or remain on site to use the vacuum station area and exit at the alleyway along the eastern property boundary. Initially the Project was designed without the CMU wall. Understanding concerns regarding possible noise impacts to residential properties to the east, the applicant revised the site plan to include the noise insulated wall. The car wash will be incorporated into the design of the existing structure on the site, creating a seamless transition between the convenience store and car wash. Both structures will have an exterior stucco finish.

July 19, 2022 PAGE 6 OF 8

### GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the Third Street Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Section 22.410.060 D.4. of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption – New Construction or Conversion of Small Structures and under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project involves the construction and operation of an automatic car wash at an existing gas station.

In addition, the Project does not fall under the circumstances of a Class 3 Exception, which include potential impacts on location, cumulative impact, significant effect, scenic highways, hazardous waste sites, and historical resources. The concern for cumulative impact of successive projects of the same type is minimal as the applicant is requesting to continue the intended auto-related use of the Project Site and is not proposing other work that would intensify the use of the Project Site. The Project will not pose a significant effect on the environment because it will meet all requirements of the County Code, is small in scale, and will adhere to the conditions specified in the SCR. There are no scenic highways in the area that the Project could negatively impact because the site is in a developed community. The Project Site shall be used only for its permitted uses, not as a hazardous waste site or place that will handle hazardous waste. No historical resources observed by the County will be substantially affected by this Project. Without special cause and considering the request is ancillary to the existing commercial use, the Project is most suitably classified as a Class 3 Exemption. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. An environmental determination (Exhibit F -Environmental Determination) was issued for the Project.

### **COMMENTS RECEIVED**

### A. County Department Comments and Recommendations

1. The Department of Public Works, in a letter dated November 9, 2021, recommended that the Project proceed to public hearing with required conditions of approval.

- 2. The Fire Department, in a letter dated May 19, 2021, recommended that the Project proceed to public hearing with required conditions of approval.
- 3. The Department of Public Health, Environmental Health Division, in a letter dated January 28, 2019, recommended that the Project proceed to public hearing.
- 4. The Department of Parks and Recreation, in a letter dated January 31, 2019, recommended that the Project proceed to public hearing.

### **B.** Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

### C. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By:

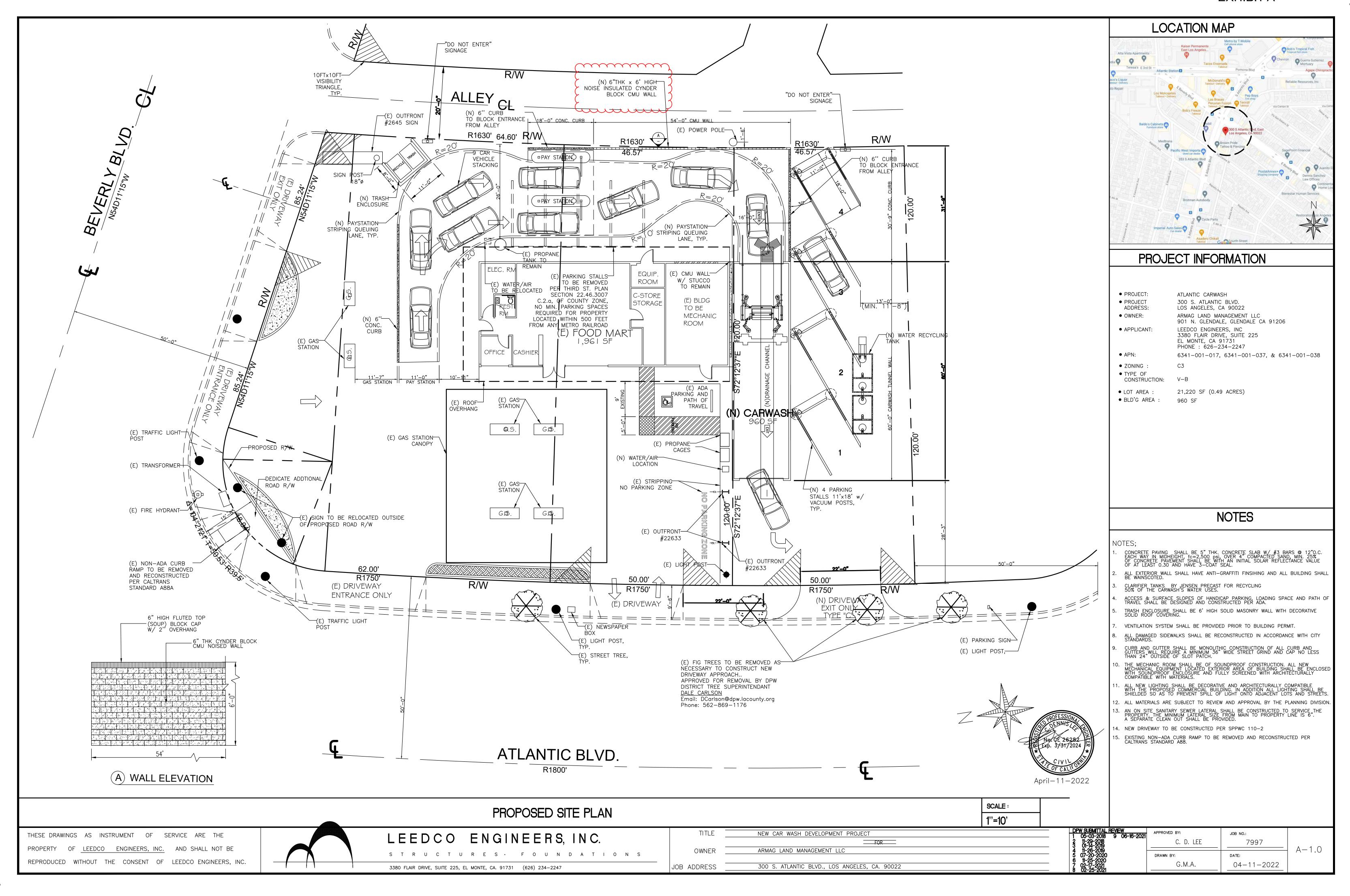
Kevin Finkel, AICP, Supervising Regional Planner

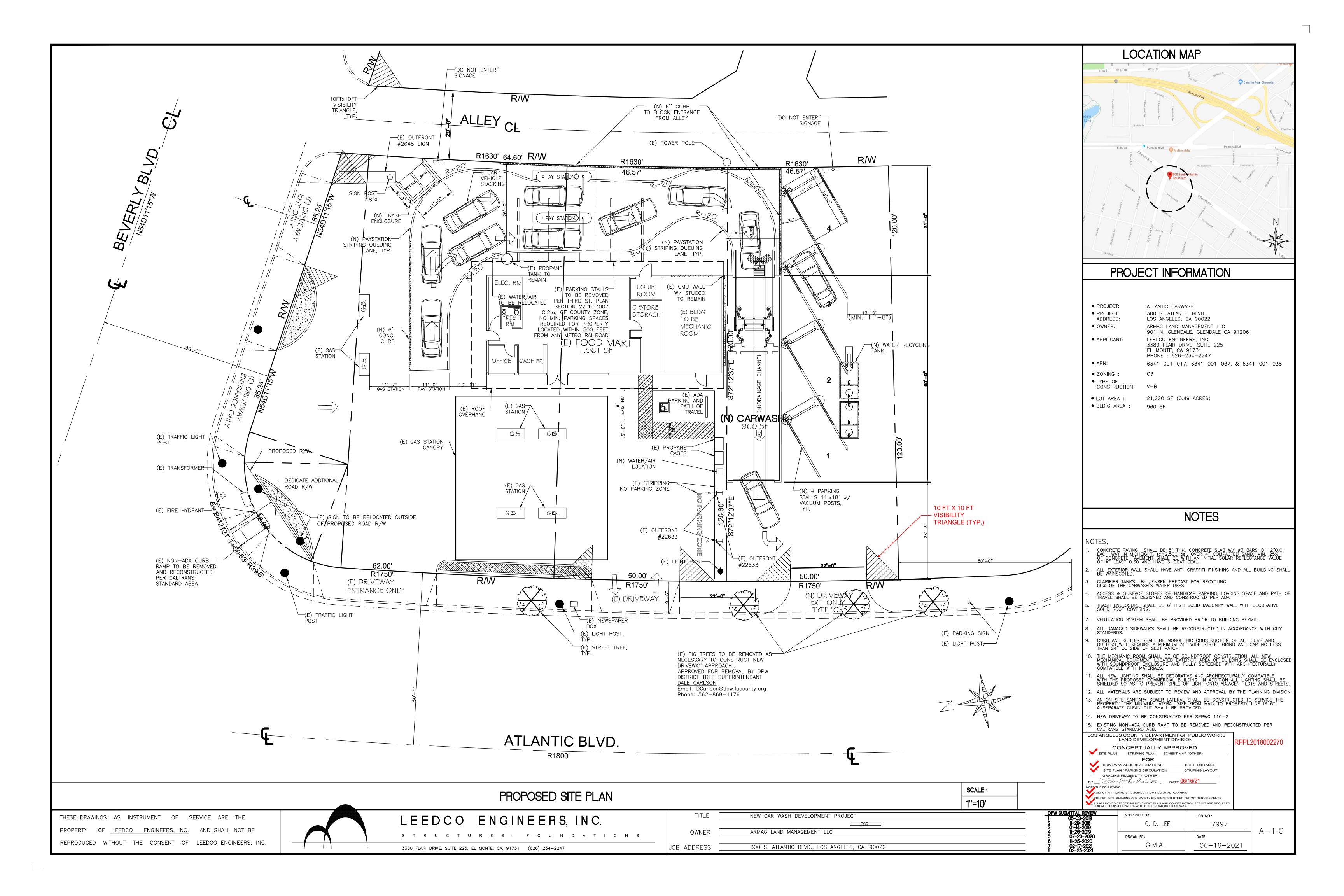
Report

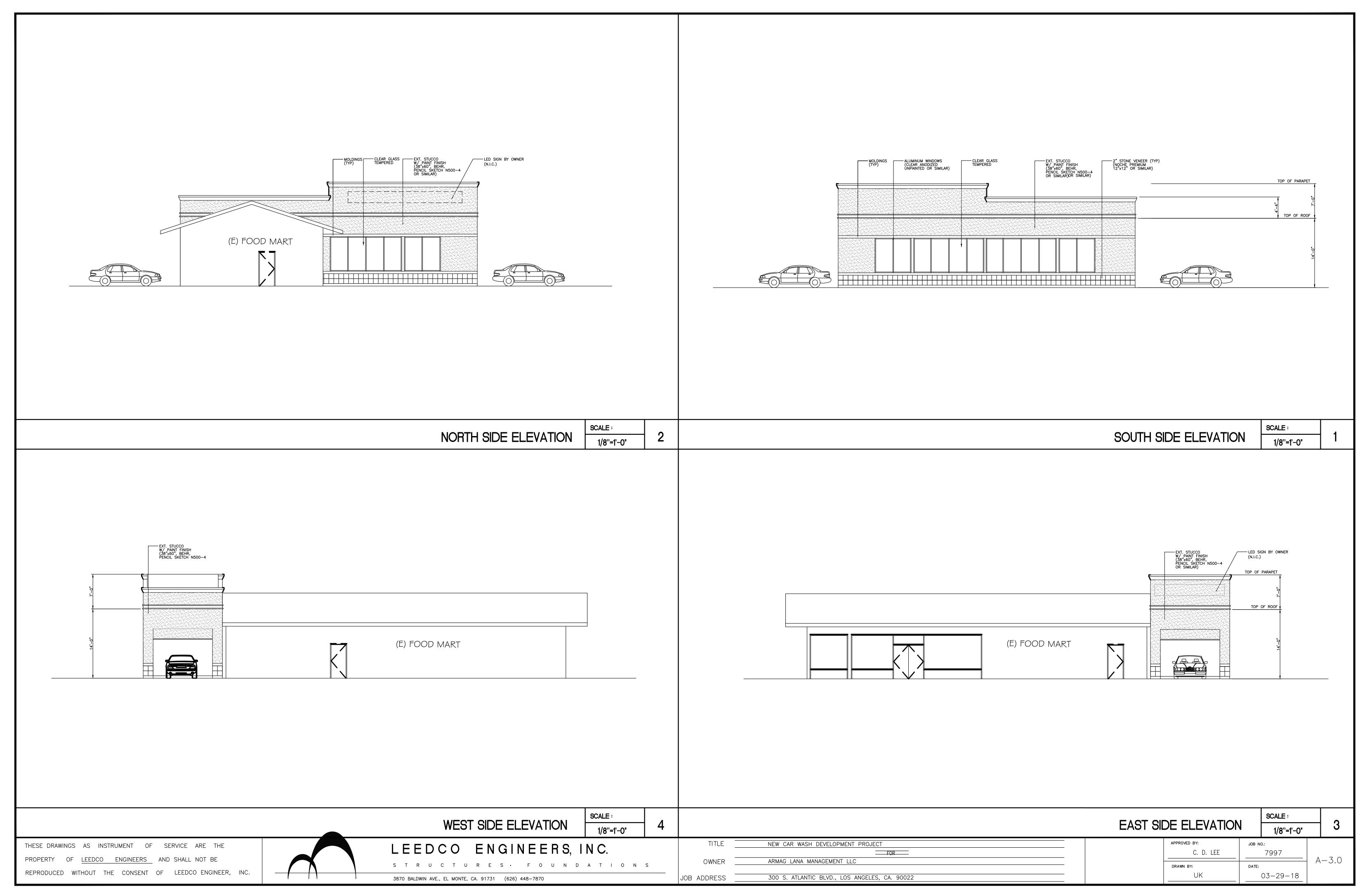
Approved By:

Mitch Glaser, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	S
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence









**PROJECT NUMBER** 

**HEARING DATE** 

2018-001569-(1)

July 19, 2022

REQUESTED ENTITLEMENT(S)

Substantial Conformance Review No.

RPPL2018002270

### **PROJECT SUMMARY**

OWNER/APPLICANT

**MAP/EXHIBIT DATE** 

 ${\bf Armag\,Land\,Management\,LLC\,/\,LEEDCO\,Engineers},$ 

04/11/2022

Inc.

#### **PROJECT OVERVIEW**

A request for a substantial conformance review to authorize the construction and operation of a 960 square-foot automatic car wash at an existing gas station (76 Gas Station) within the Transit Oriented District Transect Zone of the East Los Angeles Third Street Form-Based Code Specific Plan.

LOCATION 318-320 S. Atlantic Blvd., East Los Angeles		ACCESS Atlantic Blvd. and Beverly Blvd.	
<b>ASSESSORS PARCEL NUMBER(S)</b> 6341-001-017, 037 and 038		SITE AREA 0.49 Acre	
GENERAL PLAN / LOCAL PLAN  East Los Angeles Third Street Form-Based Code Specific Plan		ZONED DISTRICT East Side Unit No. 2	
TRANSECT ZONE TOD (Transit Oriented D	District)	<b>ZONE</b> SP (Specific Plan)	
PROPOSED UNITS N/A	MAX DENSITY/UNITS N/A	COMMUNITY STANDARDS DISTRICT East Los Angeles	

### **ENVIRONMENTAL DETERMINATION (CEQA)**

Class 3 Categorical Exemption - New Construction or Conversion of Small Structures

#### **KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Consistency with the East Los Angeles Third Street Form-Based Code Specific Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.46.3004 (East Los Angeles Third Street Form-Based Code Specific Plan Substantial Conformance Review Findings)
  - Section 22.46.3009 (East Los Angeles Third Street Specific Plan Transect Zone Standards)
  - Chapter 22.316 (East Los Angeles CSD requirements)

CASE PLANNER: PHONE NUMBER: E-MAIL ADDRESS:

Michele Bush (213) 974 - 6411 mbush@planning.lacounty.gov

### LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

# FINDINGS OF THE HEARING OFFICER AND ORDER PROJECT NO. 2018-001569-(1) SUBTANTIAL CONFORMANCE REVIEW NO. RPPL2018002270

### **RECITALS**

- 1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Substantial Conformance Review ("SCR") No. **RPPL2018002270** on July 19, 2022.
- 2. **ENTITLEMENT(S) REQUESTED.** The permittee, Armag Land Management LLC ("permittee"), requests the SCR to authorize the construction and operation of an automatic car wash at an existing gas station (76 Gas Station) ("Project") on a property located at 318-320 S. Atlantic Boulevard in the unincorporated community of East Los Angeles ("Project Site") in the SP (Specific Plan) Zone, within the East Los Angeles Third Street Form-Based Code Specific Plan ("Third Street Plan") pursuant to Los Angeles County Code ("County Code") Section 22.410.060 D (Specific Plan Substantial Conformance Review). As designated by the Third Street Plan, the Project Site is located In the Transit Oriented District ("TOD") Transect Zone.
- 3. **ENTITLEMENT(S) REQUIRED**. The SCR is required to allow auto-related uses in the TOD Transect Zone pursuant to Los Angeles County Code ("County Code") Section 22.410.110 (Transect Zone Standards).

The SCR authorizes the construction and operation of a 960 square-foot automatic car wash associated with an existing gas station. The car wash consists of two pay stations, the car wash tunnel and four parking stalls with vacuum stations. The car wash will be constructed on a currently vacant lot located directly to the south of the existing gas station. Cars will enter the car wash tunnel via a driveway along the eastern property boundary. Upon existing the car wash tunnel customers have a choice to exit the property along Atlantic Boulevard to the west or remain on site to use the vacuum station area and exit at the alleyway along the eastern property boundary. A six-foothigh, noise insulating cinder block concrete masonry unit ("CMU") wall will be constructed at the eastern property boundary, along the entrance to the car wash tunnel. The approximate duration of wash time is between three and three and a half minutes per vehicle. The operation of the car wash will be limited from 7:00 a.m. to 8:00 p.m., daily in compliance with County Code Section 12.08.450 (Noise Ordinance).

- 4. **LOCATION.** The Project is located within the East Los Angeles Community Standards District ("CSD") and the East Side Unit No. 2 Zoned District.
- 5. **PREVIOUS ENTITLEMENT(S).** Zoning Conformance Review No. 200601046 authorized the construction of a new canopy for the gas station, Business License Referral No. 200700166 authorized a business license for a food establishment, filling

### PROJECT NO. 2018-001569-(1) SUBTANTIAL CONFORMANCE REVIEW NO. RPPL2018002270

station and auto repair, Site Plan Review No. 200701314 authorized a convenience store, and Site Plan Review No. 201200009 authorized a retail area addition.

- 6. **LAND USE DESIGNATION.** The Project Site is located within the SP (Specific Plan) Land Use Category of the East Los Angeles Community Plan Land Use Policy Map.
- 7. **ZONING.** The Project Site is located in the East Side Unit No. 2 Zoned District and is currently zoned SP (Specific Plan). The site is also located within the TOD Transect Zone of the Third Street Plan Land Use Policy Map.

### 8. SURROUNDING LAND USES AND ZONING

LOCATION	EAST LOS ANGELES THIRD STREET SPECIFIC PLAN TRANSECT ZONE *	ZONING	EXISTING USES
NORTH	TOD	SP	Auto, Service and Commercial
EAST	Neighborhood Center (NC) and Low- Medium Density Residential (LMD)	SP	Office, Commercial, Single- and Multi- family residences
SOUTH	TOD and Atlantic Boulevard (AB)	SP	Commercial
WEST	TOD	SP	Gas Station, Parking and Commercial

<sup>\*</sup> All properties are located within the Specific Plan Land Use Category

### 9. PROJECT AND SITE PLAN DESCRIPTION.

#### A. Existing Site Conditions

The Project Site is 0.49 acre in size and consists of three legal lots. The Project Site is rectangular in shape with relatively flat topography and is developed with a gas station and associated convenience store. The car wash will be constructed on a vacant lot directly to the south.

### B. Site Access

The Project Site is accessible via driveways along Beverly Boulevard to the north and Atlantic Boulevard to the west.

### C. Site Plan

The site plan depicts the Project Site with the existing gas station and convenience store. The site plan also depicts the proposed 960 square-foot automatic car wash consisting of two pay stations, the car wash tunnel and four parking stalls with vacuum stations. The car wash will be constructed on a currently vacant lot located directly to the south of the existing gas station. Cars will enter the car wash tunnel via a driveway along the eastern property boundary. Upon exiting the car wash tunnel customers have a choice to exit the property along Atlantic Boulevard to the west or remain on site to use the vacuum station area and exit at the alleyway along

### PROJECT NO. 2018-001569-(1) SUBTANTIAL CONFORMANCE REVIEW NO. RPPL2018002270

the eastern property boundary. A six-foot-high, noise insulating cinder block CMU wall will be constructed at the eastern property boundary, along the entrance to the car wash tunnel.

### D. Parking

Four parking stalls will be provided for the carwash to allow patrons to use the vacuum stations and dry their vehicles.

10. COMMUNITY OUTREACH. The Project includes the installation of a six-foot-high CMU wall at the eastern property boundary, along the entrance to the car wash tunnel, to mitigate potential noise impacts to residential properties to the east of the Project Site. Initially the Project was designed without the CMU wall. Understanding concerns regarding possible noise impacts to residential properties to the east, the permittee revised the site plan to include the noise insulated wall. In addition, the property owner posted a flyer in the convenience store to inform surrounding neighbors and patrons of the gas station of the proposed project.

#### 11. PUBLIC COMMENTS.

No public comments were received at the time the staff report was provided to the Hearing Officer.

### 12. AGENCY RECOMMENDATIONS.

- A. Los Angeles County Department of Public Works: Recommended clearance to public hearing with conditions in a letter dated November 9, 2021.
- B. Los Angeles County Fire Department: Recommended clearance to public hearing with conditions in a letter dated May 19, 2021.
- C. Los Angeles County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated January 28, 2019.
- D. Los Angeles County Department of Parks & Recreation: Recommended clearance to public hearing with no conditions in a letter dated January 31, 2019.

### 13. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, Los Angeles County Department of Regional Planning ("LA County Planning") staff determined that the Project qualified for a Class 3 Exemption – New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the construction and operation of an automatic car wash at an existing gas station.

In addition, the Project does not fall under the circumstances of a Class 3 Exception, which include potential impacts on location, cumulative impact, significant effect,

### PROJECT NO. 2018-001569-(1) SUBTANTIAL CONFORMANCE REVIEW NO. RPPL2018002270

scenic highways, hazardous waste sites, and historical resources. The concern for cumulative impact of successive projects of the same type is minimal as the permittee is requesting to continue the intended auto-related use of the Project Site and is not proposing other work that would intensify the use of the Project Site. The Project will not pose a significant effect on the environment because it will meet all requirements of the County Code, is small in scale, and will adhere to the conditions specified in the SCR. There are no scenic highways in the area that the Project could negatively impact because the site is in a developed community. The Project Site shall be used only for its permitted uses, not as a hazardous waste site or place that will handle hazardous waste. No historical resources observed by the County will be substantially affected by this Project. Without special cause and considering the request is ancillary to the existing commercial use, the Project is most suitably classified as a Class 3 Categorical Exemption. Therefore, LA County Planning staff recommended that the Hearing Officer determine that the Project is categorically exempt from CEQA.

### **GENERAL PLAN CONSISTENCY FINDINGS**

- 14. LAND USE POLICY. The Hearing Officer finds that the Project Site is within the Specific Plan land use category, which directs proposed projects to the Third Street Plan for applicable land use policies and goals. The Project is consistent with the goals and policies of the Third Street Plan because the TOD Transect Zone allows autorelated uses with the approval of an SCR. The Hearing Officer further finds that the Project promotes the continuation of the community-serving commercial and autorelated uses along Atlantic and Beverly Boulevards.
- 15. **GOALS AND POLICIES.** The Hearing Officer finds that the following goal and policies of the General Plan and the Third Street Plan are applicable to the proposed Project:

### **General Plan**

- Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.
  - Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.

### **Third Street Plan**

 Policy 1b.: New development and redevelopment shall be consistent with the intent of this Specific Plan and the Form-Based Code.

The construction of the car wash will improve the currently vacant lot by providing infill development, intended to serve patrons of the gas station and surrounding community. The proposed car wash is a use typically associated with a gas station. The car wash has been designed to meet all requirements of the Third Street Plan.

### **ZONING CODE CONSISTENCY FINDINGS**

- 16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the SP zoning classification as premises in the SP Zone may be used for any main use permitted by the specific plan subject to all of the limitations and conditions of the specific plan. Pursuant to County Code Section 22.410.110 (Transect Zone Standards), within the Third Street Plan, the proposed auto-related use is permitted in the TOD Transect Zone provided a SCR has been obtained.
- 17. **GENERAL STANDARDS.** The Hearing Officer finds that the Project Is consistent with the standards Identified in County Code Section 22.410.090 B. 1. (General Standards), in that mechanical equipment, external to the car wash structure will be concealed from view from adjacent buildings and the street by use of landscaping, grills, screening, or other enclosures.
- 18. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.410.110 D.1. (3rd Street (TOD) Transect Zone Standards), in that the minimum front yard setback is zero feet and the minimum rear yard, with alley, setback for building placement is three feet. The proposed front yard setback is more than 28 feet and the proposed rear yard setback is more than 31 feet. The minimum interior side yard setback is zero feet and both side yards meet the requirement because one proposed side yard setback is zero feet and the other proposed side yard setback is more than 22 feet. All setbacks meet the yard requirements.
- 19. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.410.110 D.1. (3rd Street (TOD) Transect Zone Standards), in that the maximum allowed height of buildings is 40 feet. The proposed car wash structure is 21 feet. The proposed height is well within the maximum height allowed.
- 20.**PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.410.110 D.1. (3rd Street (TOD) Transect Zone Standards), in that no parking spaces are required for non-residential uses less than 10,000 square feet in size. The proposed car wash is 960 square feet and provides four parking spaces.
- 21. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.316.060 (Community-wide Development Standards) because no outdoor structures, such as donation boxes or bins, photo booths, drink vending machines and statues or sculptures, are proposed as a part of the Project.

### SUBSTANTIAL CONFORMANCE REVIEW FINDINGS

22. The Hearing Officer finds that approval of the Project conforms with the applicable provisions of the Form-Based Code and other applicable provisions

- of Title 22. Within the Third Street Plan, the proposed auto-related use is permitted provided a SCR has been obtained. The proposed car wash is a single-story structure that is easily accessible by patrons of the gas station. Atlantic Boulevard is a heavily traveled street designed and oriented for auto-related uses. The minimum front yard setback is zero feet and the minimum rear yard, with alley, setback for building placement is three feet. The proposed front yard setback is more than 28 feet and the proposed rear yard setback is more than 31 feet. The minimum interior side yard setback is zero feet and both side yards meet the requirement because one proposed side yard setback is zero feet and the other proposed side yard setback is more than 22 feet. The maximum height of buildings is 40 feet. The proposed car wash structure is 21 feet. The Project has been designed to meet the requirements of the Form-Based Code and Third Street Plan.
- 23. The Hearing Officer finds that approval of the Project is in the interest of the public health, safety, and general welfare. The proposed car wash will provide infill development that will improve the aesthetic of the currently vacant lot. The car wash will provide an additional service to patrons of the gas station and surrounding community. The Project includes the installation of a six-foot-high CMU wall at the eastern property boundary, along the entrance to the car wash tunnel, to mitigate noise impacts to residential properties to the east of the Project Site. Initially the Project was designed without the CMU wall. Understanding concerns regarding possible noise impacts to residential properties to the east, the permittee revised the site plan to include the noise insulated wall.
- 24. The Hearing Officer finds that site layout, open space, orientation and location of vehicular access, circulation and parking, setbacks, and walls and fences are designed to provide a desirable environment within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses. The car wash will be developed on a currently vacant lot along an existing commercial corridor and will not detract from the pedestrian environment because it will be constructed outside of pedestrian walkways. Cars enter the car wash via a driveway along the eastern property boundary away from surrounding sidewalks. Then the customers proceed to the entrance of the car wash tunnel where they are guided by an attendant into the tunnel. Customers remain inside their vehicles as the car moves through the car wash tunnel by means of a conveyor along the tunnel. Upon exiting the car wash tunnel customers have a choice to exit the property along Atlantic Boulevard to the west or remain on site to use the vacuum station area and exit at the alleyway along the eastern property boundary.
- 25. The Hearing Officer finds that architectural character, scale, quality of design, building materials, colors, and screening of exterior appurtenances are designed to ensure compatibility of the development with the Form-Based Code and the character of the neighborhood. The proposed car wash will be accessory to the existing gas station, which has existed on the site for more than 50 years. The car wash will be constructed on a vacant lot directly to the south. The car wash has been designed to meet all requirements of the Third Street Plan. The car wash will be a continuation of the commercial and auto-related uses along Atlantic and Beverly Boulevards. The proposed design is of a modern and urban architectural style with

exterior stucco and a stone veneer and crown moldings, clear tempered glass and aluminum window with LED lighting in the tunnel.

- 26. The Hearing Officer finds that Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are designed and developed to provide visual interest, complement the surrounding area, and provide an attractive environment for the public. The Project landscaping shall also include measures to provide irrigation, maintenance and protection of the landscaped areas. Existing landscaping on the Project Site, including street trees and planters along the exterior of the property, will be retained except for fig trees that need to be removed for the new driveway approach.
- 27. The Hearing Officer finds that parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development. The car wash consists of two pay stations, the car wash tunnel and four parking stalls with vacuum stations. The car wash will be constructed on a currently vacant lot located directly to the south of the existing gas station. Cars will enter the car wash tunnel via a driveway along the eastern property boundary. Upon existing the car wash tunnel customers have a choice to exit the property along Atlantic Boulevard to the west or remain on site to use the vacuum station area and exit at the alleyway along the eastern property boundary. A new drainage channel will divert the excess runoff water away from Atlantic Boulevard. The car wash will be incorporated into the design of the existing structure on the site, creating a seamless transition between the convenience store and car wash. Both structures will have an exterior stucco finish.
- 28. The Hearing Officer finds that lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety. The proposed car wash and proposed new parking spaces are located toward the rear and side of the property, respectively. The rear of the Project Site has an 20-foot-wide alley that buffers the Project Site from the residential uses to the east. New lighting and lighting fixtures are designed to complement the building and are scaled to avoid glare and provide adequate light.
- 29. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the SCR to 10 years.

### **ENVIRONMENTAL FINDINGS**

30. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15303 and 15305 (Class 3 Exemption – New Construction or Conversion of Small Structures) categorical exemption. The Project involves the construction and operation of an automatic car wash at an existing gas station.

In addition, the Project does not fall under the circumstances of a Class 3 Exception, which include potential impacts on location, cumulative impact, significant effect, scenic highways, hazardous waste sites, and historical resources. The concern for cumulative impact of successive projects of the same type is minimal as the permittee is requesting to continue the intended auto-related use of the Project Site and is not proposing other work that would intensify the use of the Project Site. The Project will not pose a significant effect on the environment because it will meet all requirements of the County Code, is small in scale, and will adhere to the conditions specified in the SCR. There are no scenic highways in the area that the Project could negatively impact because the Project Site is in a developed community. The Project Site shall be used only for its permitted uses, not as a hazardous waste site or place that will handle hazardous waste. No historical resources observed by the County will be substantially affected by this Project. Without special cause and considering the request is ancillary to the existing commercial use, the Project is most suitably classified as a Class 3 Categorical Exemption.

### **ADMINISTRATIVE FINDINGS**

- 31. **HEARING PROCEEDINGS.** Reserved.
- 32. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (East Los Angeles Tribune and La Opinion), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On June 8, 2022, a total of 76 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as five notices to those on the courtesy mailing list for the Eastside Unit No. 2 Zoned District and to any additional interested parties.
- 33. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Foothills Development Services Section, LA County Planning.

### BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and East Los Angeles Third Street Specific Plan.
- B. Approval of the Project conforms with the applicable provisions of the Form-Based Code and other applicable provisions of Title 22.
- C. Approval of the Project is in the interest of the public health, safety, and general welfare.

- D. Site layout, open space, vehicular access, circulation and parking, setbacks, heights, and walls and fences are designed to provide a desirable environment within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses.
- E. Architectural character, scale, quality of design, building materials, colors, and screening of exterior appurtenances are designed to ensure compatibility of the development with the Form-Based Code and the character of the neighborhood.
- F. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment for the public. The Project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas.
- G. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development.
- H. Lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

### THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15303 and 15305 (Class 3 Exemption New Construction or Conversion of Small Structures); and
- 2. Approves **SUBTANTIAL CONFORMANCE REVIEW NO. RPPL2018002270**, subject to the attached conditions.

**ACTION DATE: July 19, 2022** 

KAF:MRB

07/19/2022

### LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

## CONDITIONS OF APPROVAL PROJECT NO. 2018-001569-(1) SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2018002270

### PROJECT DESCRIPTION

The project is a request to authorize the construction and operation of a 960 square-foot automatic car wash at an existing gas station (76 Gas Station) within the East Los Angeles Third Street Plan Transit Oriented District Transect Zone subject to the following conditions of approval:

#### **GENERAL CONDITIONS**

- 1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
- 2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
- 3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
- 4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring

### PROJECT NO. 2018-001569-(1) SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2018002270

### EXHIBIT D CONDITIONS OF APPROVAL PAGE 2 OF 5

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

- 5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
- 6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
- 7. This grant shall terminate on July 19, 2032. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Substantial Conformance Review application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
- 8. This grant shall expire unless used within two (2) years from the date of final approval of the grant (**July 19, 2024**). A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
- 9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum \$1,000.00, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for five (5) inspections. Inspections may be unannounced and may be conducted

### PROJECT NO. 2018-001569-(1) SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2018002270

### EXHIBIT D CONDITIONS OF APPROVAL PAGE 3 OF 5

utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

- 10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
- 11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
- 12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
- 13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
- 14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
- 15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

### EXHIBIT D CONDITIONS OF APPROVAL PAGE 4 OF 5

- 16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, a modified Exhibit "A" shall be submitted to LA County Planning by **September 19, 2022**.
- 17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.
- 18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, County Zoning Enforcement inspector, or other regulatory agency. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

### PROJECT SITE-SPECIFIC CONDITIONS

- 19. This grant shall authorize the construction, operation and maintenance of an automatic car wash.
- 20. The operation of the car wash shall be limited from 7:00 a.m. to 8:00 p.m., daily. County Code Section 12.08.450 (Noise Ordinance) limits the operation of forced air blowers to between the hours of 7:00 a.m. to 8:00 p.m.
- 21. The blowers for the dryer section shall be set back approximately 30 feet from the exit end of the car wash tunnel.
- 22. New lighting and lighting fixtures shall be of sufficient power to Illuminate and make easily discernible the appearance and conduct of all persons within the lighted areas during operating hours and shall be designed so as to direct light and glare only onto the car wash premises. Said lighting and glare shall be hooded, deflected, shaded and focused away from all adjoining properties to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee or required as a condition of this grant.
- 23. As shown on the Exhibit "A," the permittee shall install a six-foot-high, noise insulating cinder block concrete masonry unit (CMU) wall at the eastern property boundary, along the entrance to the car wash tunnel.
- 24. The permittee shall install a Noise Reduction Package (NRP) on the dryer unit for the car wash sufficient to bring the car wash into compliance with all applicable noise standards.

### PROJECT NO. 2018-001569-(1) SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2018002270

### EXHIBIT D CONDITIONS OF APPROVAL PAGE 5 OF 5

- 25. Mechanical equipment, external to the car wash structure will be concealed from view from adjacent buildings and the street by use of landscaping, grills, screening, or other enclosures.
- 26. There shall be no outdoor public address system other sound amplification device, or similar acoustical devices audible beyond the property boundaries.
- 27. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated November 9, 2021.
- 28. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated May 19, 2021.

### Attachments:

Exhibit D-1 Public Works Department Letter dated November 9, 2021

Exhibit D-2 Fire Department Letter dated May 19, 2021



### **COUNTY OF LOS ANGELES**

### DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE ALHAMBRA, CALIFORNIA 91803-1331 Telephone: (626) 458-5100 http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO: P.O. BOX 1460 ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: LD-4

November 9, 2021

TO: Edward Rojas

LDCC/Site Plan Review Section Department of Regional Planning

Attention Christopher La Farge

FROM: James Chon

Land Development Division

SITE PLAN REVIEW – MINISTERIAL (RPPL2018002270) 300 SOUTH ATLANTIC BOULEVARD ASSESSOR'S MAP BOOK 6341, PAGE 1, PARCELS 17, 37, AND 38 UNINCORPORATED LOS ANGELES

As requested, Public Works reviewed the site plan for the proposed project. The project proposes to construct a new drive-through carwash on an existing gas station with a food mart and associated parking.

$\boxtimes$	Public Works recommends approval of the "conceptually approved" site plan dated
	June 16, 2021 (see attached). The following conditions will become applicable
	upon approval of the site plan by Regional Planning:

Public Works does **NOT** recommend approval of this site plan.

### 1. Road

1.1. Prior to issuance of a grading or building permit (whichever comes first), submit street improvement plans to Public Works (through the EPIC-LA portal under "Public Improvement Plans: Street Plans") that reflects the following for review and approval:

Be advised that we currently have no known County construction project within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two

years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <a href="http://pw.lacounty.gov/gmed/lacroads/Find.aspx">http://pw.lacounty.gov/gmed/lacroads/Find.aspx</a> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exist along streets fronting the project location.

- 1.1.1. Dedicate additional right of way for corner cut-off at the corner of Atlantic Boulevard and Beverly Boulevard.
- 1.1.2. Construct new Americans with Disabilities Act-compliant curb ramp at the corner of Atlantic Boulevard and Beverly Boulevard. Traffic Signal equipment relocation may be required. Please contact Kent Tsujii of Public Works, Traffic Safety and Mobility Division, at (626) 300-4776 or <a href="mailto:ktsujii@pw.lacounty.gov">ktsujii@pw.lacounty.gov</a>.
- 1.1.3. Construct a new driveway approach on Atlantic Boulevard to comply with current ADA standards. Relocate any affected utilities.
- 1.1.4. Provide and maintain 10' x 10' pedestrian sight triangles from all the driveways to the back of the sidewalk where egress is allowed. This means there shall be no solid structures such as fences, walls, or landscaping more than 3.5 feet high within the pedestrian sight triangles.
- 1.1.5. Repair or replace any street improvements damaged during construction.
- 1.1.6. Underground all new utility lines.
- 1.1.7. Applicant should maintain the directional composition of the driveways (both existing and proposed) as stipulated in the approved site plan to ensure safe and efficient circulation within the project site.
- 1.2. Prior to issuance of a building permit, execute an Agreement to Improve for the street improvements.
- 1.3. Prior to issuance of a Certificate of Occupancy, construct all required street improvements.

If you have any questions or require additional information, please contact Sam Richards at (626) 458-4921 or srich@pw.lacounty.gov.



### COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit 5823 Rickenbacker Road Commerce, CA 90040 Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2018002270 MAP DATE: April 8, 2021 PROJECT NUMBER: 2018-001569 PLANNER: Michele Bush

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

### **WATER**

- 1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department C105.1 CFC.
- 2. The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. One public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
- 3. Provide a form 196 signed and completed by the local water purveyor showing the required fire flow. This document must be submitted at the time of review via fire department building plan check. Should the required fire flow be unable to be met, an upgrade to the existing water main must be completed to provide the required fire flow.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph. Youman @fire.lacounty.gov.

Reviewed by: Joseph Youman Date: May 19, 2021



# Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

### **FINDINGS**

### FOR THE EAST LOS ANGELES 3<sup>RD</sup> STREET FORM-BASED CODE AND SPECIFIC PLAN SUBSTANTIAL CONFORMANCE REVIEW

Pursuant to Chapter 22.46.3004, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. Attach additional sheets if necessary.)

A. Approval of the project conforms with the applicable provisions of this Form-Based Code and other applicable provisions of Title 22;

Proposed carwash tunnel is on the ground level and easy access by predestrians.

Atlantic Blvd. is primarily oriented for the automotive use. The approval of

the project conforms with the applicable provision of this Form-Based Code and

other applicable provisions of Title 24. The property is zoned C-3 which is a

subject to East Los Angeles Specific Plan.

B. Approval of the project is in the interest of the public health, safety, and general welfare;

The design of the proposed express car wash will provide a improved environment and the use will provide a beneficial services to the neighborhood. Thus the project will not cause or contribute to any adverse affect to the public helath safey, and general welfare.

C. Site layout, open space, orientation and location of buildings, vehicular access, circulation and parking, setbacks, heights, and walls and fences are designed to provide a desirable environment within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses;

New carwash tunnel are toward the rear of the property rather than street front.

New parking areas toward the right side of the property. This patter of

development will reinforce the predestrial character of this area and create a

distinctively urban setting that will appear to a wide variety of customers.

D. Architectural character, scale, quality of design, building materials, colors, screening of exterior appurtenances, and signs are designed to ensure compatibility of the development with the Form-Based Code and the character of the neighborhood;

We uses Modern Architectural character with exterior stucco with Behr pencil

sketch N500-4 Paint finish for the new car wash tunnel. Also, there will be

stone veneer and crown moldings, cleawr tempered glass and aluminum window with

L.E.D. sign on the existing of the tunnel for a more urban design.

E. Project landscaping, including its location, type, size, color, texture, and coverage of plant materials at the time of planting are- designed and developed to provide visual interest, complement buildings and structures, and provide an attractive environment for the public. The project landscaping shall also include measures to provide for irrigation, maintenance, and protection of the landscaped areas;

The surrounding developments consists of mostly commerical uses along Atlantic

Boulevard. The proposed hours of the carwash operation are limited from 7 AM - 8 PM. The project retained all existing landscaping consisting of small palm trees and grasses planter boxes.

F. Parking areas are designed and developed to buffer surrounding land uses, complement pedestrian-oriented development, enhance the environmental quality of the site such as to minimize stormwater run-off and the heat-island effect, and achieve a safe, efficient, and harmonious development; and

New proposed parking areas are toward the right side of the property rather than front of street. New drainage channel divert the excess runoff water away from the street (Altantic Blvd). Such is developed to buffer surrounding land uses, complement predestrian-oriented development, enhance the environmental quality of the site and achieve upmost harmony.

G. Lighting and lighting fixtures are designed to complement buildings, are of appropriate scale, avoid creating glare, and provide adequate light over walkways and parking areas to foster pedestrian safety.

New development of car wash and proposed new parking spaces are located toward the rear and side of the property, respectively. The rear of the property has an 20' alley that buffer the subject property from the Eastside multi-residence house. New lighting and lighting fixtures are designed to complement the building and are approx. scale to avoid glare but also provide adequate light.

Revised\_03/2019



AMY J. BODEK, AICP Director, Regional Planning DENNIS SLAVIN

Chief Deputy Director, Regional Planning

### PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 19, 2022
PROJECT NUMBER: 2018-001569-(1)

PERMIT NUMBER(S): Substantial Conformance Review RPPL2018002270

SUPERVISORIAL DISTRICT: 1

PROJECT LOCATION: 318-320 S. Atlantic Boulevard, East Los Angeles

OWNER: Armag Land Management LLC

APPLICANT: LEEDCO Engineers, LLC

CASE PLANNER: Michele Bush, Principal Regional Planner

mbush@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Categorical Exemption (Class 3 Exemption – New Construction or Conversion of Small Structures) under State CEQA Guidelines Sections 15303 and 15305 because the Project involves the construction and operation of an automatic car wash at an existing gas station.

In addition, the Project does not fall under the circumstances of a Class 3 Exception, which include potential impacts on location, cumulative impact, significant effect, scenic highways, hazardous waste sites, and historical resources. The concern for cumulative impact of successive projects of the same type is minimal as the applicant is requesting to continue the intended auto-related use of the Project Site and is not proposing other work that would intensify the use of the Project Site. The Project will not pose a significant effect on the environment because it will meet all requirements of the County Code, is small in scale, and will adhere to the conditions specified in the SCR. There are no scenic highways in the area that the Project could negatively impact because the Project Site is in a developed community. The Project Site shall be used only for its permitted uses, not as a hazardous waste site or place that will handle hazardous waste. No historical resources observed by the County will be substantially affected by this Project. Without special cause and considering the request is ancillary to the existing commercial use, the Project is most suitably classified as a Class 3 Categorical Exemption.

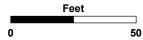


### **AERIAL IMAGERY**

SITE-SPECIFIC MAP

PROJECT NO. 2018-001569-(1) SCR RPPL2018002270

Digital Ortho Aerial Imagery: Los Angeles Region Imagery Acquisition Consortium (LARIAC) 2020

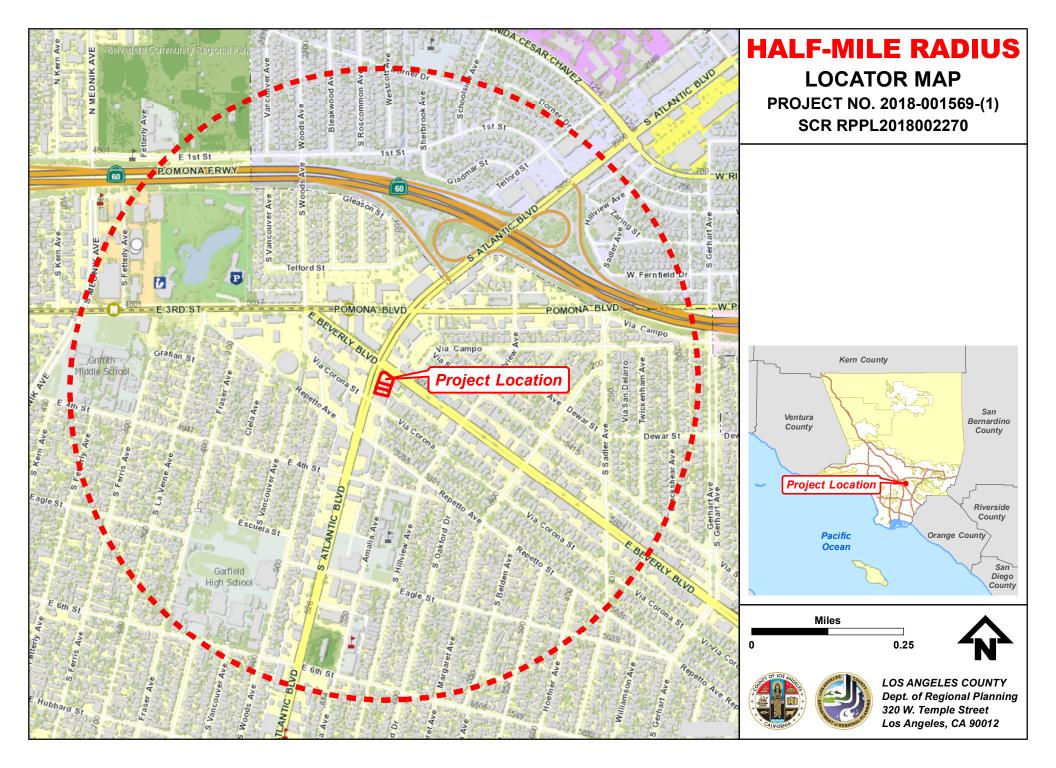


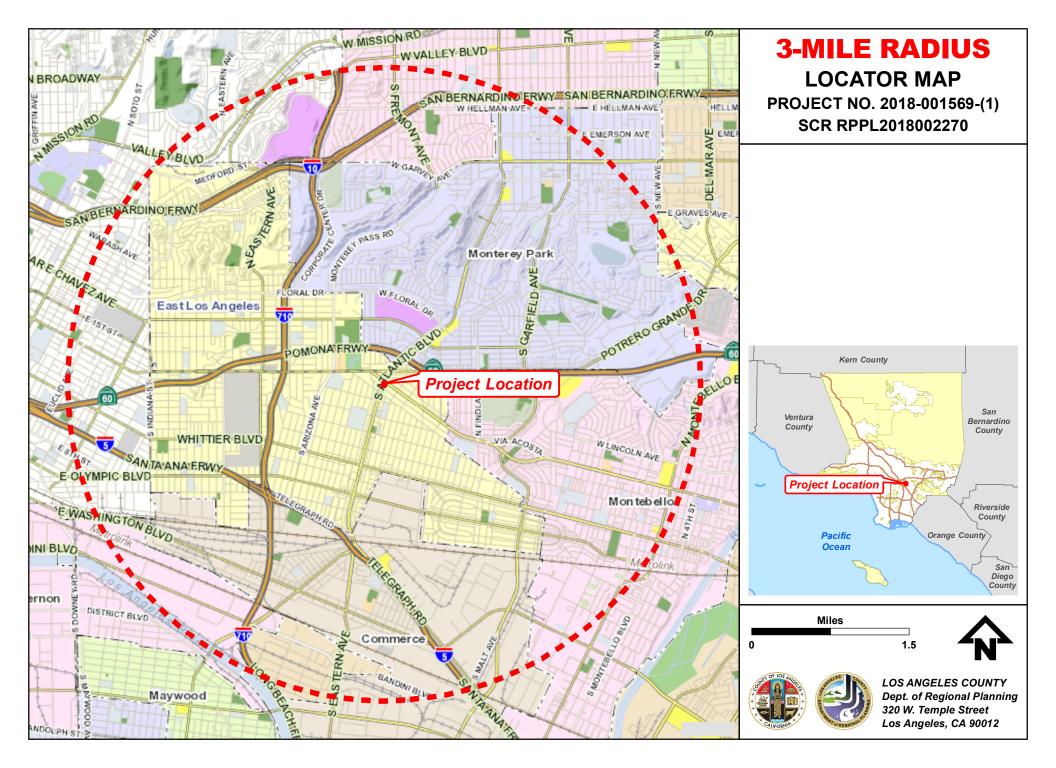


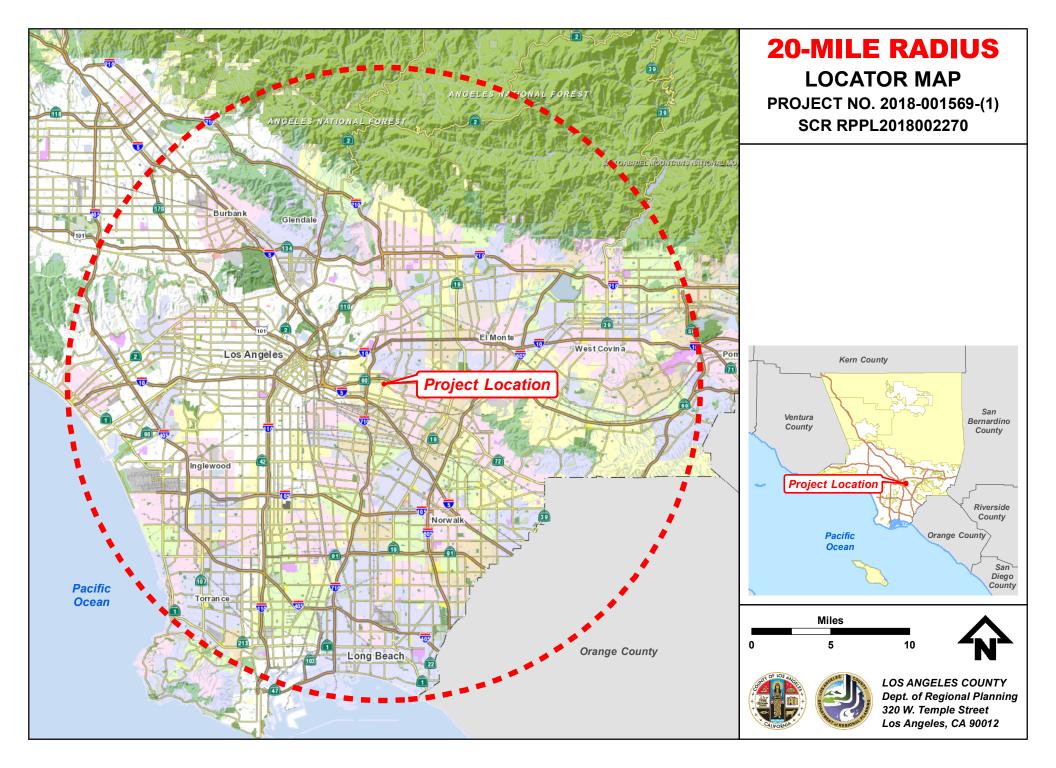


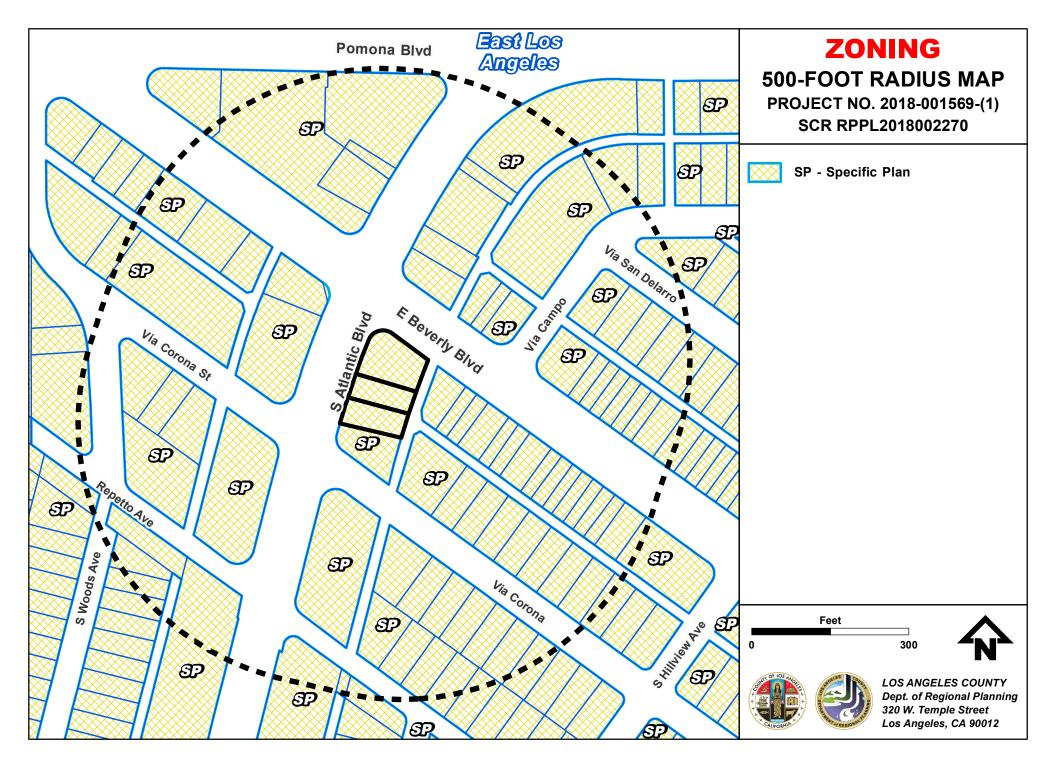


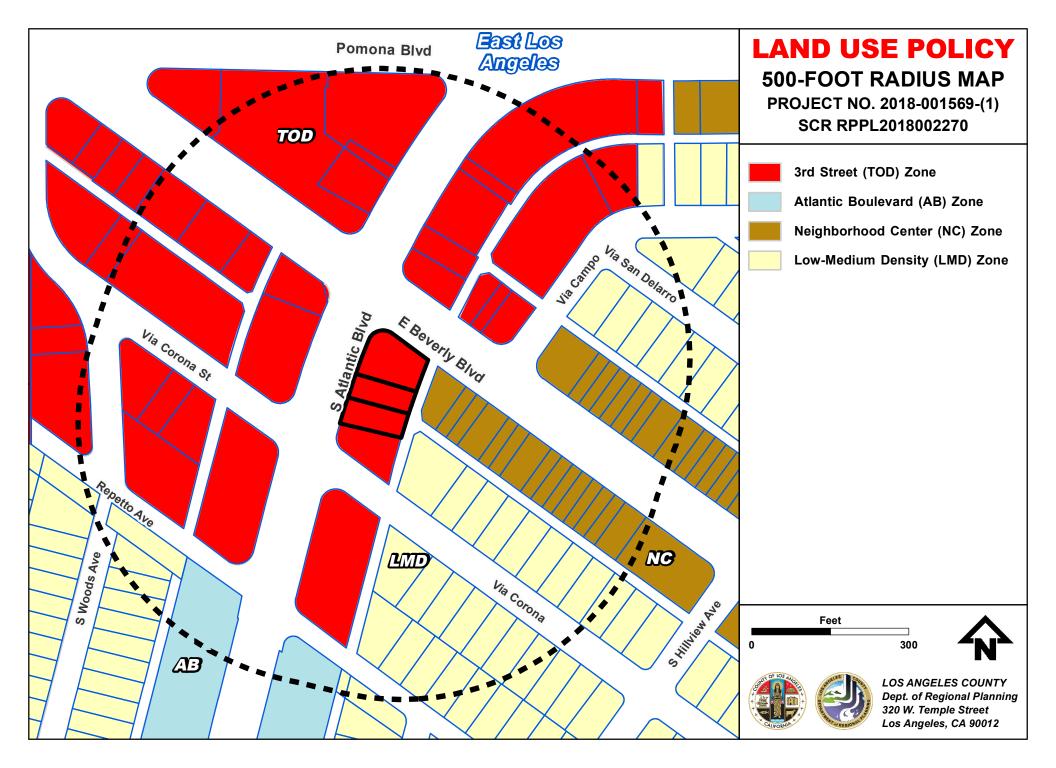
LOS ANGELES COUNTY Dept. of Regional Planning 320 W. Temple Street Los Angeles, CA 90012

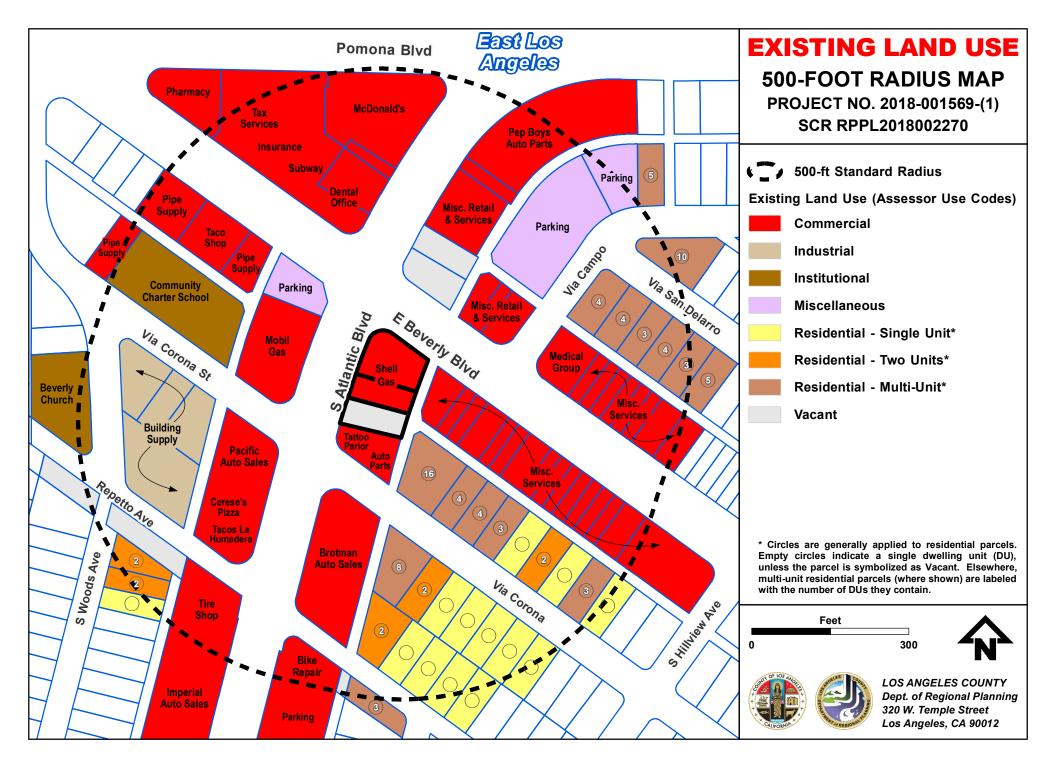












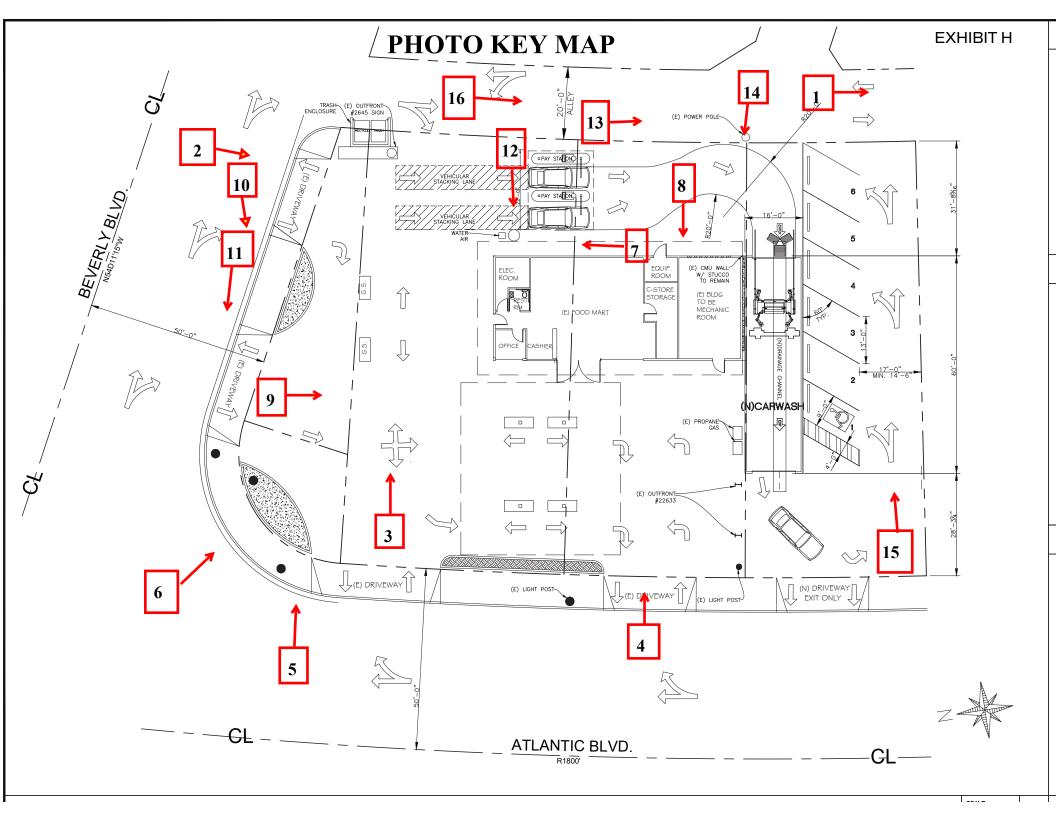








PHOTO 1 PHOTO 2 PHOTO 3







PHOTO 4 . PHOTO 5 PHOTO 6







PHOTO 7 PHOTO 8 PHOTO 9







PHOTO 10 PHOTO 11 PHOTO 12







PHOTO 13 PHOTO 14 PHOTO 15



PHOTO 16













## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH ENVIRONMENTAL HEALTH

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

January 28, 2019

CASE: RPPL2018002270 PROJECT: 2018-001569 PLANNER: Bush, Michele

**LOCATION: 320 S Atlantic Boulevard Los Angeles CA 90022** 

The Department of Public Health-Environmental Health Division has reviewed the permit for the 960 sq. ft. automatic car wash with gas station in combination with demolition of building. A will serve letter from California Water Service dated 11/6/18 for Parcel 6341-001-017

Public Health recommends Departmental clearance for project.

For any questions regarding this report, please contact Vincent Gallegos vgallegos @ph.lacounty.gov



## COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

January 31, 2019

TO:

Michele Bush

Department of Regional Planning

JIC

FROM:

Jui Ing Chien

Planning and CEQA Section

SUBJECT:

RPPL2018002270

PROJECT NO. 2018-001569

APN's: 6341-001-017, -037 & -038

The proposed project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jchien@parks.lacounty.gov or (626) 588-5317.